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Director

STATE OF WASHINGTON

WASHINGTON STATE PARKS AND RECREATION COMMISSION

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November 13, 2024

Item E-1: Palouse to Cascades State Park Trail – Bullfrog Property Transfer to WSDOT – Requested Action

EXECUTIVE SUMMARY: This agenda item asks the Washington State Parks and Recreation Commission to authorize the transfer of 0.68 acres along the Palouse to Cascades State Park Trail to the Washington State Department of Transportation (WSDOT). This item advances the Commission’s strategic goal: “Contribute to Washington’s quality of life and support healthy communities.”

SIGNIFICANT BACKGROUND INFORMATION: WSDOT contacted State Parks in May 2024 regarding proposed construction of a new weigh scale/inspection station, truck parking, and virtual weigh-in motion facility between eastbound I-90 MP 79.4 and MP 80.2. The facility will consist of 6 acres of paved surface, a small scalehouse, inspection building, vault toilet, and associated equipment.

Approximately 8 acres of upland ponderosa pine forest located directly adjacent to the I-90 eastbound lanes and the exit 80 offramp will be cleared, three acres of which will be revegetated. The weigh station will have native and ornamental plantings, and some disturbed areas will be covered with wood mulch.

WSDOT is interested in acquiring 0.68 acres of State Parks property adjacent to the Palouse to Cascades Trail, in an area known as the Bullfrog Property, for this proposed project. WSDOT believes just compensation based on the market value estimated for the 0.68 acres is \$2,100. The offer of just compensation is based upon market research. This method of valuation is used when the property rights being acquired involve estimated compensation of \$10,000, or less. Accordingly, an appraisal has not been completed on this property.

The property is located in Township 20N, Range 14E, Section 36 in Kittitas County. State Parks acquired the 291-acre Bullfrog Property in 1990 from Washington Department of Natural Resources via their Trust Land Transfer program.

Property Evaluation *(see Appendix 3)*

Commission Real Estate Policy 55-17-1(Sec. II, B.4.a.) allows for transfer of park property to other government jurisdictions when the Commission finds that the proposed transfer property is considered an inholding in another government entity’s real estate ownership or other formally established property acquisition boundary and is surplus to its needs. A March 2015 Commission decision set criteria to be considered when determining whether a property is surplus to state park purposes. Appendix 3 evaluates this property according to the March 2015 criteria.

Staff Recommendation:

Staff recommends that the Commission finds the 0.68-acre portion of the Bullfrog Property to be surplus to state park purposes using the criteria in Appendix 3. Staff also recommends that the Commission authorizes staff to transfer ownership through direct sale per RCW 39.33.010 of the property as requested by Washington State Department of Transportation. A public hearing was not required for this transfer because the hearing requirement in RCW 39.33.020 only applies to property with an estimated value of more than \$50,000. Proceeds from this sale will be deposited into the Parkland Acquisition Account.

AUTHORITY

RCW 39.33.010 authorizes the state to dispose of any property to another state or municipal government under mutually agreed upon terms. (see Appendix 2)

SUPPORTING INFORMATION:

- Appendix 1: Subject Property Maps
- Appendix 2: Authority – Excerpted Statute
- Appendix 3: I-90 Bullfrog Evaluation

REQUESTED ACTION:

That the Washington State Parks and Recreation Commission:

1. Finds the 0.68-acre property shown in Appendix 1 to be surplus to state park purposes.
2. Authorizes the Director or designee to transfer ownership through direct sale of 0.68 acres of the Palouse to Cascades State Park Trail Bullfrog Property to the Washington State Department of Transportation as recommended by staff and shown in Appendix 1.

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Reviewer(s):

Kira Swanson, SEPA Review: Staff have determined that the Washington Department of Transportation (WSDOT) assumed lead agency for this proposal and issued a “Determination of Nonsignificance” on October 19, 2024 regarding the proposed weigh station and property transfer. The DNS was issued under WAC 197-11-340(2); State Parks will not act on this proposal for 14 days from the date of issuance. Comments must be received by November 2, 2024 to be considered.

Van Church, Fiscal Impact Review: The requested action, if approved, would have a nominal impact on Parks revenue and expenditures.

Andy Woo, Assistant Attorney General: October 16, 2024

Heather Saunders, Parks Development Director

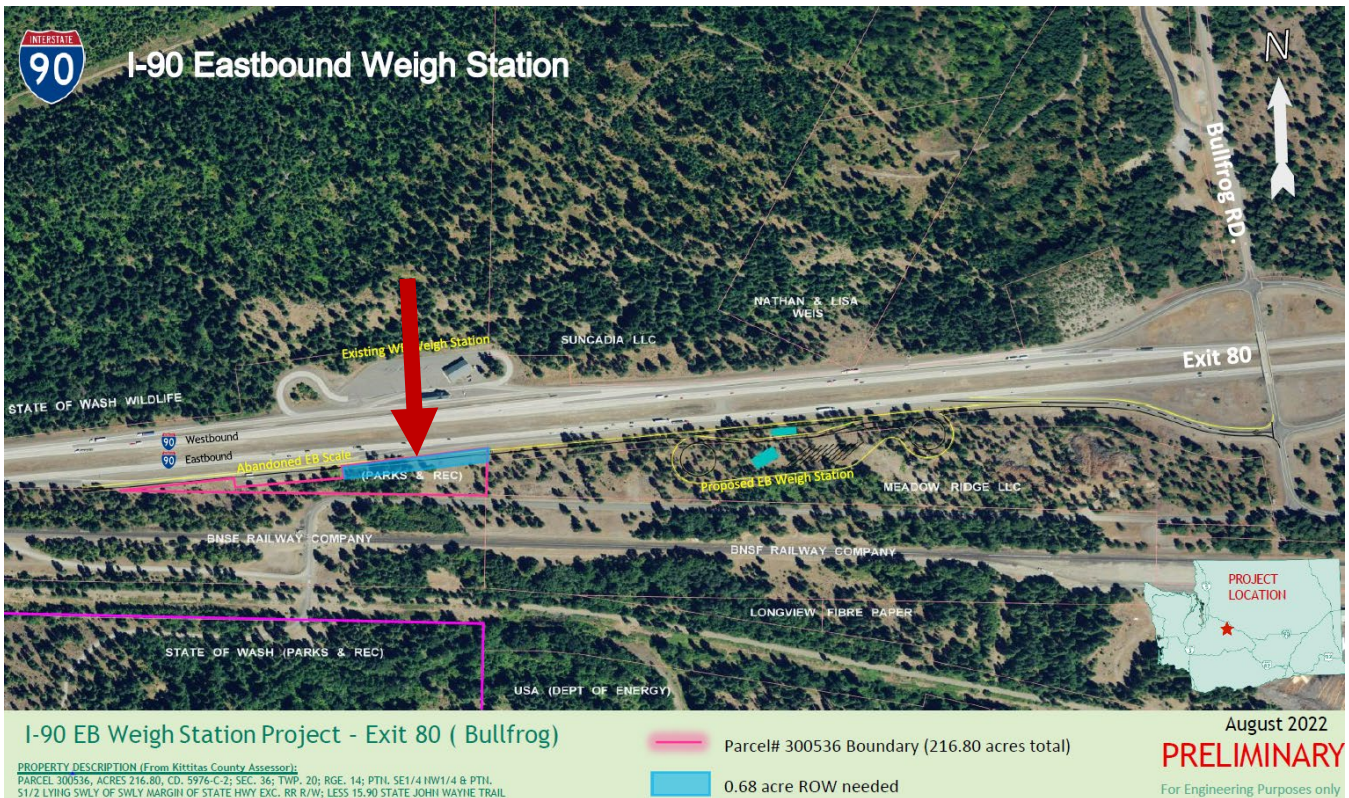
Approved for Transmittal to Commission



Diana Dupuis, Director

APPENDIX 1- SUBJECT PROPERTY MAPS

Palouse to Cascades - Bullfrog Property



APPENDIX 2

AUTHORITY: RCW 39.33.010 Sale, Exchange, Transfer, Lease of Public Property Authorized [excerpted]

RCW 39.33.010 Sale, exchange, transfer, lease of public property authorized

(1) The state or any municipality or any political subdivision thereof, may sell, transfer, exchange, lease or otherwise dispose of any property, real or personal, or property rights, including but not limited to the title to real property, to the state or any municipality or any political subdivision thereof, or the federal government, on such terms and conditions as may be mutually agreed upon by the proper authorities of the state and/or the subdivisions concerned...

APPENDIX 3

PALOUSE TO CASCADES STATE PARK TRAIL I-90 BULLFROG EVALUATION

In March 2015, the Commission adopted the following criteria to be considered when determining whether a property is surplus to state park purposes.

1. Is the property contiguous with other State Parks lands, or is it separated by a road or other barrier? The property is contiguous with other State Parks lands.

2. Why did State Parks acquire the property originally? Was it donated for a specific purpose? State Parks acquired the entirety of the Bullfrog State Park Property through the Washington Department of Natural Resources Trust Land Transfer Program in 1990. The park's Classification and Management Plan (CAMP) identified Bullfrog as a trailhead and future camping area, and the park's Master Plan proposed primitive and group camping. Currently, the Bullfrog Trailhead serves the Palouse to Cascades State Park Trail with parking only. The proposed 0.68-acre transfer to DOT should not affect possible future recreational development at the Bullfrog Property.

3. Are there deed restrictions on the property that would prohibit it being used for non-park purposes? No

4. Are there important natural or cultural resources on the property that should be preserved? No significant cultural sites or characteristics have been identified. WSDOT will be the lead on cultural resource evaluation and survey as part of their development project.

5. Are there existing park facilities on the property? If so, are they needed? There are no existing park facilities on the portion of the property proposed for transfer.

6. Is the property needed for new park facilities or infrastructure, or as a park buffer? No. Park facilities would not be sited so close to I-90, and sufficient buffer will remain if the 0.68-acre property is transferred.

7. Does the property form an important connection with other recreation areas, natural areas, or public lands? No. The portion of the property proposed for transfer connects to I-90 and the weigh station site.

8. Is the property needed for use by another government agency or partner nonprofit? Yes, as part of the right-of-way for WSDOT construction of a new eastbound I-90 weigh station.

9. If the property is near a state park, what impact would development of the surplus property have on the park? No impacts to the remaining State Parks property are anticipated.